



**15 South Pennsylvania Avenue  
Atlantic City, NJ 08401**

**NJ CRDA – City of Atlantic City – “d” Variance Checklist (Form #11)**

**REQUIRED APPLICATION ITEMS**

Project Name: Ideal Education Site Plan Application # \_\_\_\_\_

Prepared by: Rami N. Nassar, PE, PP, CME Title Engineer & Planner date 3-4-26

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	✓		
2	Payment of Required Application and Escrow Fees (19:66-4.3)	X	✓		
3	Name and address, email address of property owner and applicant.	X	✓		
4	Proof of real estate taxes and other assessments paid.	X	✓		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	✓		
6	Narrative presenting justification for the “d” Variance relief sought that includes a statement of legal basis for granting of variance which must include: a) A list and explanation of the specific special reason(s) demonstrating that the proposed variance relief would not cause detriment to the intent and purpose of the municipality's zone plan and zoning regulations. b) Explanation of how requested variance would be consistent with goals and provisions of the Master Plan. c) Reasons why proposed development would pose no substantial harm to surrounding properties or the municipality in general.	X	✓		
7	Color Photographs of site from four (4) different viewpoints.	X	✓		

8	Project narrative describing existing conditions, surrounding uses and the proposed development including list of "c" variance(s) and design waiver relief sought, if applicable.	X	✓		
9	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	✓		
10	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	✓		
11	Consent of property owner to applicant to development project.	X	✓		
12	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	✓		
13	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	✓		
14	Public Notice in compliance with NJSA 40:55D-12.	X	✓		
15	North arrow, scale and graphic scale.	X	✓		
16	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	✓		
17	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	✓		
18	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	✓		
19	List of development stages or phases, if any.	X	✓		
20	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	✓		
21	Land Title Survey and topographic survey depicting existing conditions prepared by New	X	✓		

	Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, , fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.				
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	✓		
23	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	✓		
24	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	✓		